

Tall Pines Hi Lites

A Deed Restricted Community

Volume 37 Issue 8, APRIL 2021

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DAWN HORVATH: TALL PINES HOA Board of Directors 4 MONTHS TURNED INTO 4 YEARS!

In 2017, Dawn Horvath was asked to join the Board, by her father, a long time Board member, Bud Johnson, in order to fill a 4 month vacancy. Four months passed, and then Dawn was asked by the Board to run for President, as Rosemary Perveiler was stepping down. She ran and was elected. Having the "skills to bring Tall Pines into the 21st century", she immediately began bringing in technology. The Library was set up with a computer, printer, fax & internet capability. She led the board in developing Standard Operating Procedure Documents, & developing Clubhouse Rental Documents and Pricing, among others.

On the less technical side, many projects involving signs were completed; the main sign, traffic signs, clubhouse, and Hunt Ridge signs. The Board made major clubhouse improvements such as sound system, A/C, acoustics, and kitchen upgrades...also Committee formation and Hunt Ridge road issues. As the years passed Dawn's full time job responsibilities increased and resigning from the Board became a necessity. She volunteered her free time, shared her knowledge, worked very hard, and cared about our community for those four years. The Tall Pines Community and the Board say "Thank You."



HAPPY EASTER!



Directory Pages

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New Owners	9
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Ruxton II	X
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Spring Lake	4
Tall Pines	5,6
Valley Wood	7,8



garage
s a l e

March 6 & 7



\$\$\$\$CASH\$\$\$\$CASH\$\$\$\$CASH



TALL PINES ROAD PAVING & SEALING

The Tall Pines Board held a special meeting on March 25, and unanimously voted to hire Pavemaster, a local company with 35 years of experience, to pave and seal the roads. It was reported that the treatment will either be re-paving or coating, or both, depending on the condition of the area. The project is expected to start April 12th.

Tall Pines property owners of asphalt driveways will have an opportunity to receive a quote from Pavemaster to have their driveway treated, at their own expense. The Tall Pines Board has asked to receive a list of interested homeowners from each HOA, for submission to Pavemaster. The company will then contact each owner. So if you have a paved driveway, expect a visit from your HOA!

The Tall Pines Board feels that this offers owners an opportunity to benefit from hiring the company, and having the work done while the company is already on site.

ATTENTION: **VALLEY WOOD GUTTER CLEANING April 1st and 2nd**

The once-a-year gutter & downspout cleaning provided by the HOA Maintenance Fund, will be done on April 1st and 2nd. Gutters and downspouts of the front, rear and carport will be done. Vehicles do not have to be moved. Documentation photos will be taken of each quad after the work has been performed.
Contact Ray MacQueen for any issues at 860-967-7282 or valleywood-

GARAGE SALE: A note from Tall Pines President Paula Morin

Thanks to all who participated and worked on The Tall Pines Community Garage Sale on March 6, 2021. Special thanks to: Barbara Mullins, Donna Hoey, Dave & Betty Smyth, Billy Martin, Fredi Prager, Gary Kordewick, Carl Cassella, Bob Zelenka, and Dennis Babe. We had a two day fling because of the rain on Saturday but those die-hard garage sale shoppers just kept coming!

The AMVETS truck was filled with donations when they left on Monday morning!

COVID19 Vaccine and Current CDC Guidelines

The state of Florida is now offering the vaccine to people aged 40 and over. With increased availability of three vaccines and appointments, the CDC has issued new guidelines:

- (1) Those who are 2 weeks past their one Johnson & Johnson shot or 2nd Moderna or Pfizer shot are considered fully vaccinated and face little danger when visiting indoors with unvaccinated low risk members of a single household.
- (2) Fully vaccinated people can gather indoors without a mask, with other people who are 2 weeks past their final dose.
- (3) Continue to wear a mask, stay 6 feet away from others and avoid crowds in poorly ventilated spaces.
- (4) Continue to avoid medium and large size crowds

Spring Lake at Tall Pines HOA, Inc.
Annual / Budget Meeting and Board of Directors Organizational Meeting 6:30 PM - Teleconference
Dial In Number:267-930-4000, Access Code 126-675-133#

MINUTES - February 25, 2021

The meeting was called to order at 6:30PM by Mary Hadnott. Present was Mary Hadnott, Chris Witaszek and Robert Brunelle. Cindy Woods represented Parklane Real Estate Services.

Proof of Notice was mailed to the individual homeowners.

Mary made a motion to approve the Minutes from the 2020 Annual Board Meeting as written with the correction under New Business to: A motion was made by Robert to terminate Edward Bartek's position on the Board due to monthly assessments being in arrears past 90 days, the motion passed unanimously. Chris second the motion, motion passed.

TREASURER'S REPORT:

Cindy presented the Treasurer's Report: Operating account balance as of January 2021 was \$5821. The Reserve account balance was \$3514 and the Accounts Receivable was \$429.

NEW BUSINESS:

Election of Board of Directors - no election was needed, there are three (3) nominees and three (3) positions available. Mary Hadnott, Chris Witaszek and Robert Brunelle

A motion was made by Mary to approve the 2021 budget as presented, Chris seconded the motion, the motion passed.

Mary made a motion to adjourn the meeting at 6:36. The motion was seconded by Chris and the meeting was adjourned.

ORGANIZATIONAL MEETING:

The organizational meeting was called to order at 6:37 PM by Mary.

The board members positions on the board will remain the same. Mary Hadnott, President, Chris Witaszek, Vice President and Robert Brunelle, Secretary/Treasurer.

Mary made a motion to adjourn the meeting, Chris seconded the motion and the meeting was adjourned at 6:40 PM.

Respectfully submitted,
Cindy Woods,
Parklane Real Estate Services

HUNT RIDGE
HOMEOWNERS' ASSOCIATION
BOARD MEETING MINUTES

March 15, 2021

Call to Order

The board meeting was called to order at 7:02 PM by Steve Fitts - President. Board members present: Susan Gavin, Bob Kro-batsch, Carl Cassella, Mark Lennon, absent: Sam Guiliano, Derek Watkinson; a quorum was established.

Meeting notices were posted.

Approve Minutes - Previous Board Meeting

A motion to waive the reading of the minutes from the last meeting and approve, as recorded in the Hi-Lites, was made by Mark, seconded by Bob; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$10,588. YTD income: \$221,584; YTD expenses: \$220,623; YTD surplus: \$961; Accounts Receivable: \$6,359

Old Business

Violation Procedure Review: the current violation procedure was discussed at length. The Association will continue to send a first and second written request for compliance before taking further action. If the violation by the homeowner is a violation of Section 7 of Article IX of the Declaration, then the Association has the authority to perform the required maintenance, after the required ten day written notice, charge the homeowner for the cost of the maintenance, add that charge to the assessments due, record a claim of lien for all amounts due, and, if the total amount owed is not timely paid, foreclose on the lien.

New Business

- Rentals: the board discussed concerns regarding the increasing number of rentals in the community. As a proactive measure a motion was made by Bob to contact listing realtors and acquaint them with the amendment restrictions. It was seconded by Mark; motion carried.

Lease Restriction Amendment: as a reminder, as of March 2016, a new owner shall be required to own their dwelling for two years prior to being authorized to lease or rent.

Next Meeting Date

The next meeting is scheduled for Monday, April 19 at 7 PM.

Adjournment

A motion was made by Bob to adjourn the meeting at 7:45 PM; seconded by Mark; motion carried.

Submitted by
Susan Gavin, Secretary

**Tall Pines Community Association Annual Membership
Meeting 3/11/2021
Board of Directors Meeting**

The meeting was called to order at 7:00 pm by President Paula Morin. Board members present were Paula Morin, Bob Krobatsch, Carl Cassella, Jack Brandt, Bud Johnson, Billy Martin and June Stanislaw via Zoom. Dora Steed represented Parklane Real Estate Services.

[Notice of the meeting was posted in the Hi Lites and by signs in the neighborhood.](#)

Carl made a motion to approve and waive reading of the February 11, 2021 minutes, with the addition of the missing sentence (typo); new lights were installed at the gazebo. Bud seconded the motion; motion carried.

Treasurer Report: Billy presented the Treasurer's Report as of January 31, 2021: year-to-date income \$183,578, year-to-date expenses \$176, 376, operating account balance \$35,276 and reserve account balance \$408,069. Bob made a motion to accept the Treasurer's report as read. Jack seconded the motion; motion carried.

Crime Watch & Clubhouse Report:

Crime watch - nothing to report.

Clubhouse - Bud made a motion to open the clubhouse from the Covid Restrictions and allow a party on a trial basis. Bob seconded the motion; motion carried.

Dora recommended that language be added to the rental agreement about Covid usage (using at your own risk).

Old Business:

Maintenance Issues:

Pond issue on La Quinta; nothing new to report.

Roads - Bob informed the Board that 3 different contractors had been out and submitted bids. The bids and scope of work are being reviewed and will need to be fine-tuned. The bids will include the sidewalk repairs.

Pressure washing - to be bid after the paving project.

Gazebo Painting - Bob made a motion to approve the least expensive bid by Duna for \$2,980.

Carl seconded the motion; motion carried.

Landscape beautification - Bud stated the en-

tranceway looks good. Bob informed the Board that there is a plan with the areas mapped out that need future attention. The plan will need to be revisited.

New Business:

Bud made a motion to accept Dora Hahn's resignation from the Board. Billy seconded the motion; motion carried.

Maintenance Issues:

Valley Wood requested that the sod around the base of the fire hydrant be replaced. The Board approved for Eric to sod this area. The project does not require a Board vote as it falls below the necessary Board approval limit.

Parklane to call WREC about the condition of the electrical boxes.

Jack made a motion to have Harry Hale Tree Service trim the large Oak Tree adjacent to 10716 and 10720 La Quinta and two trees on Upton Court for a total of \$1,170. Bob seconded the motion; motion carried.

Sue McQueen, Valley Wood, asked who is responsible for the leaves that fall from the common area trees. The Board discussed the question and informed Sue that each community handles the landscaping issues within their sections. Jack made a motion to have Parklane review the governing documents regarding Tall Pines common areas and report back to Sue and the Board. Bud seconded the motion; motion carried.

Carl requested that bids be obtained to elevate the trees along all the roads in Tall Pines.

Garage Sale:

Paula reported that the community garage sale was a success; they were able to make a \$2,000+ charitable donation.

Next Meeting: April 8, 2021 at 7 PM

Adjourn: Bud made a motion to adjourn the meeting at 8:18 PM. The motion was seconded by Carl; meeting adjourned.

Respectfully submitted,

Dora Steed

Parklane Real Estate Services. LLC

Tall Pines Community 3-25-21
Board of Directors Meeting
Special Meeting Regarding Paving and
Sidewalk Repairs

The meeting was called to order at 3:00 pm by President Paula Morin. Board Members present- Paula Morin, Jack Brandt, Carl Cassella, David Antkowiak (via zoom) Bud Johnson, Bob Krobatsch, and June Stanislaw. Absent: Bily Martin. Craig Kirby Represented Parklane

Pledge of Allegiance
Roll Call Completed

Proof of notice of the meeting was via email by Dennis and a sign was posted at the main entrance.

Business:

Paving Bids: The bidding process was presented to the board by Bob Krobatsch and the 3 bids from the process is as follows:

Azzarelli Paving: \$108,799 included more paving, 1 year Warranty said the work will last 2 to 3 years.

Pavemaster: \$76,400 5000 Sq Feet of Repairs and 2 coats of seal adds a 3rd ingredient to help work last and to adhere to the road. 1 year warranty states the work should last 5 to 6 years.

Proway: \$74,778.85 3000 Sq Feet of repair uses squeegee method which was found to possible leave high spots with a thinner coat. 1 year warranty states the work should last 5-6 years.

Recommendation from Bob and Carl is the Pavemaster bid. Pavemaster recently did a project at Tee Time and the work was well done and the homeowners are satisfied with the work. Pavemaster even came back after the year warranty and fixed a problem at no cost. Highly rated with the BBB and high reviews during on online search and been in business for 35 years. Concerns were presented regarding garbage days during the work and will be delt with once the dates are confirmed. Another concern was presented regarding if the cost exceeded the bid, example if more than 5000 Sq Feet needed to be repaired would the cost be increased over the bid. The bid included a contingency by adding the 5000 SQ Feet for unknown repairs and the contractor is confident we will

not have extra cost for repairs.

Motion was made by Bob to accept the Pavemaster Bid. Carl seconded the motion. All were in favor the motion carried.

Sidewalk Grinding and Repair in the Hunt Ridge Bids. All included grinding, repair, and finishing. Same companies bid on the project as follows:

Azzarelli Paving: \$45,825.61

Pavemaster \$15,000

Proway \$4476.00

Recommendation from Bob and Carl is the Proway Bid. Nicole from Proway took the time to walk every house to present the bid.

Motion was made by Jack to accept the Proway bid, and Bob seconded the motion. All were in favor and the motion carried.

Bids for the pressure washing of the sidewalks are continuing.

Adjourn: By Paula Morin at 3:36pm Second by Carl Cassella

Respectfully submitted,

Craig Kirby, Property Manager
Parklane Real Estate Services



Nothing was going to stop 99 year old Ethel Rutkowski from proudly receiving her Moderna Covid19 shot at the Tall Pines Clubhouse on March 28, 2021

VALLEY WOOD HOA MINUTES

MARCH 16, 2021

An outdoor COVID conscious event

CALL TO ORDER

Ray Mac Queen called the meeting to order at 3 PM

POSTING

Accomplished in the Hi Lites, on site and by e-mail

ROLL CALL

Present: Acting President Ray Mac Queen, Secretary Sue Mac Queen, Treasurer Jill Bell, Dora Steed from Parklane Real Estate Services. Absent: Director Cathy Westerman

QUORUM

Established

PLEDGE OF ALLEGIANCE

Recited

SECRETARY REPORT

Sue Mac Queen noted the February Minutes were posted in the Hi Lites. Motion to accept by Jill. Second by Ray. Motion passed.

FISCAL YEAR END TREASURER REPORT

by Jill Bell

Monthly income: \$15,976 with surplus of \$2,845.

Fiscal Year End Income: \$177,355 with surplus of \$15,422

Accounts Receivable: \$409

Checking Account Balance: \$40,247

Reserve Accounts: Total \$209,229

Roof \$93,672, Painting \$34,500, General \$77,360, Paving \$3,697

Reserve and Operating Accounts =
\$249,476

Dora Steed of Parklane Realty Services noted that the 2020-2021 Year End Financial Report is available to all owners by calling Parklane at 727-232-1173.

COMMITTEES

ARCHITECTURAL COMMITTEE

Approval to Millriver owner to remove and replace existing front bushes, and to in-

stall patio blocks, and some florals.

WELCOME COMMITTEE

Jill Bell noted a new resident and a sale on LaQuinta, a renter who purchased the unit on Chenequa, a pending sale and a unit for sale on Millriver

MAINTENANCE COMMITTEE

(1) Gutter Cleaning Ray Mac Queen noted that the leaf drop seems to be early this year, so the ***gutter cleaning will be on March 31st*** by Tyler of Under Pressure, LLC.

Scope of the work: Front, back, and carport gutters and downspouts, and roof of carport. Photos will be taken to document cleaning.

Residents were reminded that the HOA provides this cleaning one time per year. If gutters require cleaning after that, it is at the owner's expense.

(2) Peak Cleaning Sue noted that there are a number of side peaks, particularly those facing East, that need cleaning, and one on Millriver where a tree was removed. Sue MacQueen made a motion to survey Valley Wood and provide Tyler with a work list. Second by Jill. Motion passed.

FINES COMMITTEE

No new activity

VIOLATIONS

Violation Letters will be going out to owners who did not respond to the list in the Annual Letter, or have new violations. The letter will give a time frame for violations to be corrected.

Residents were reminded that their property must be maintained year round, regardless if they are here or not.

OLD BUSINESS

(1) Erosion of Pond Edges on LaQuinta. Dora explained that this project is awaiting permits.

Valley Wood 3/16/21 cont.

Seven Pet Owner Forms were submitted to Parklane as a result of the Annual Mailing, and several submitted with Owner or Rental Forms. There are approximately 25 pets in the community.

(3) Bob Henkes reported in February that his unit did not have the 12 feet of soffit installed last year. Ray looked into it, and the installation was promptly completed.

NEW BUSINESS

(1) Common Area Issues.

Issues brought up to the Tall Pines March Board Meeting by Secretary Sue Mac Queen

* The Tall Pines Common Area around the fire hydrant on the corner of LaQuinta & Millriver: Tall Pines President texted Sue to have Green Thumb LLC weed whack around the fire hydrant. This left a large area of dirt. There is also a much larger circular area of dirt & debris in the same area. Tall Pines will have sod placed in these 2 areas.

* Electrical Boxes A few owners have asked about dead shrubs that surround the Withlacoochie electrical boxes, which are in Common Areas. The Tall Pines Board said these shrubs were not planted by Tall Pines, but were likely planted by owners over the years. The Tall Pines Board will remove dead shrubs, but will not replace them. Valley Wood owners are reminded that they are not allowed to plant in the Tall Pines Common Areas. Dora noted that the numbers on all electrical boxes in Tall Pines were collected in order to present to Withlacoochie for adjustment and repainting requests.

* The Board was asked if the huge volume of leaves shed by a very large common area tree on LaQuinta could be taken care of by Tall Pines. Presented with a negative response, Sue asked if the documents could be researched to see who was responsible. It was agreed that if there is no documentation, Valley Wood

would cover the cost of the leaf removal.

Dora Steed then interjected that she did research the documents, and there is no clear documentation.

(2) **10644 Millriver Drive:** There has been some disorder and police presence noted. The villa is secure at this time. The police have asked residents to call the non-emergency number 727-835-1016 if any teenagers are seen on the property.

(3) Summertime Board: Residents are asked to contact Parklane Real Estate Services at 727-232-1173 for any problems. If necessary, Cathy WEsterman and the rest of the Board will then be contacted.

OPEN FORUM

A resident asked for help in donating a bench for a spot that turned out to be golf course property. She was told VW could not be of assistance.

NEXT MEETING: October 19th, 2021

ADJOURNMENT

Motion to adjourn by Sue. Second by Jill. Meeting adjourned at 3:28 pm

Submitted by Sue Mac Queen, Secretary

Donna Hoey & Paula Morin led the effort to arrange for COVID19 VACCINATIONS here in Tall Pines.



NO RENTALS AT THIS TIME!

Tall Pines Clubhouse Rentals

Birthdays * Weddings**
Retirements * Anniversaries**
Showers * Bar Mitzvahs**
Christmas and New Years Parties
Meetings

Available to all property owners
in Tall Pines for a reasonable price.
Call Bob Zelenka, Clubhouse Manager
at 207-251-5360

CLUBHOUSE IS OPEN. Do you need a key?

The Clubhouse is unlocked for all meetings and events. If you wish to use it at other times, and do not have a key, contact **Bob Zelenka** at 207-251-5360. If you have an "old key", you can trade it in. If you do not, the price is \$10.



We have a computer, printer, and e-mail address:

IN THE LIBRARY

tpcaclubhouse@tampabay.rr.com

This e-mail address is intended for anything related to clubhouse business. i.e., community meeting, scheduling, clubhouse key requests, private parties, etc. The printer is intended for personal low volume printing, and is monitored by the Clubhouse Manager, **Bob Zelenka**. The clubhouse phone # is 727-849-7790. There is a fax machine attached



Remove your valuables. Lock your car.
Take your keys & fobs. #lockitortoseit



Mask Up.
Space Out.
Wash Hands.
Avoid Crowds.
For each other.

HI LITES DEADLINE IS APRIL 26TH FOR THE MAY ISSUE. Please send Minutes and Articles to Editor Sue Mac Queen at valleywoodsue@gmail.com



Tall Pines at River Ridge
Community



Tall Pines Facebook Page

www.facebook.com/TallPinesatRiverRidge

If you would like anything posted on our fb page please contact Sue Mac Queen
valleywoodsue@gmail.com

WELCOME to Tall Pines!

From the Tall Pines Board of Directors & Residents, *Congratulations* on ownership of your new property!

Cody Truex & Shannon Apt,
of 10726 LaQuinta Drive, in Valley Wood
Thank you for your service Cody!



Michele D. Worrell, of 10817 Chenequa Court
in Valley Wood

If you would like to be included in the next **Tall Pines Directory**, and receive important e-mails from the Tall Pines HOA Board, contact **Dennis Babe** for an Owner Profile Form at tpcawebsite@tampabay.rr.com or print the one on www.tallpinesnpr20.com.
Go to Home Page > Forms > Owner Profile Form

WELCOME COMMITTEE

- *Ruxton Village - Paula Morin (207) 468-0656
- *Ruxton II - Donna Hoey (631) 332-9814
- *Valley Wood - NEW! Jill & Terry Bell 518-725-6407 and Miranda Buckley 607-382-3904
- *Hunt Ridge - Brookhaven- Peggy Krobatsch (727) 845-0950
- *Hunt Ridge-Baltusrol, Pineneedles and Ravines Barbara Mullins (248) 672-2834

SUNSHINE COMMITTEE

- *Ruxton Village — Paula Morin (207) 468-0656
- *Ruxton II — Donna Hoey (631) 332-9814
- *Valley Wood — Sue Mac Queen (860) 967-5788
- *Hunt Ridge- Brookhaven.....*Volunteer Needed*
- *Hunt Ridge-Baltusrol, Pineneedles & Ravines *Volunteer Needed*

Please contact the Tall Pines President Paula Morin at 207-468-0656 to help out!

APRIL OCCASIONS



- Charlene Gibbons, April 6th, 85 years
- Terry St.Onge, April 10th, 90 years
- Adolph Iaderosa, Apr 12th, 66 years
- Edward Lucas, April 15th, 83 years
- Deborah Dugan, April 27th, 64 years
- Todd Vansalous, April 28th

Happy Anniversary!!

Congratulations!


Ralph & Sandy Bellamy,
April 17th, 56 years

Rod & Donna Valliere,
April 17th, 17 years

Jack & Fran Brandt,
April 17th, 50 years



Thinking of You & Wishing You Well



Kevin Van Nort
Mickey Hebert

Take care of yourself.
Good health is everyone's greatest wealth.
Without it,
happiness is almost impossible.

Lloyd Shearer, 1989

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9/21



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APRIL 2021



Sun	Mon	Tues	Wed	Thurs	Fri	Sat
				1 Valley Wood gutter cleaning begins	2 Men's Club Meeting CANCELLED	3
4 EASTER 	5	6 Ruxton II HOA MEETS 7pm, in the Library	7 Recycle	8 Tall Pines HOA meeting at 7 pm	9 BUNCO CANCELLED 	10 COFFEE & CAKE CANCELLED 
11	12	13 Social Club Meeting CANCELLED	14 Recycle	15 Tax Day \$\$\$\$\$\$	16	17
18	19 Hunt Ridge HOA meets at 7 PM	20 No Valley Wood Meeting Scheduled	21 Ruxton Village Meets at 3 PM Recycle	22	23	24
25 HI LITES Deadline	26	27	28 Recycle	29	30	